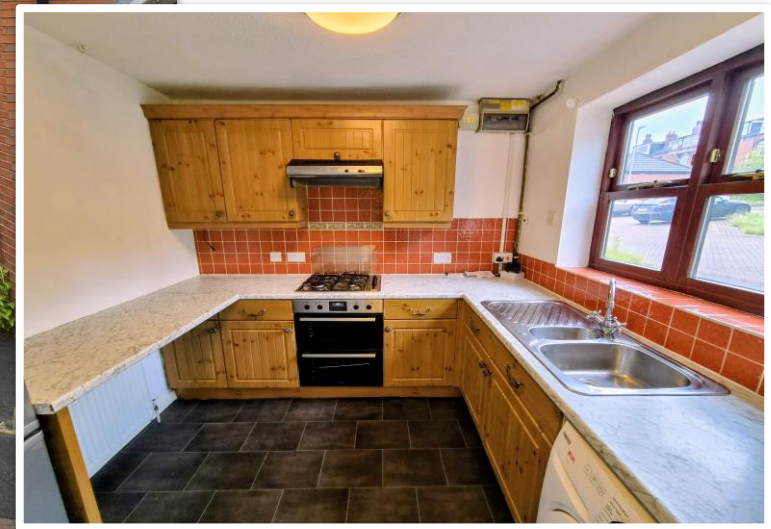




Guide Price £165,000 Region



- Spacious end town house
- Two double bedrooms
- Sunny aspect enclosed garden
- Garage and parking space
- No chain, ideal first home or investment
- Great potential!



A MODERN TWO BEDROOMED END TOWN HOUSE, WITH A SUNNY ASPECT REAR GARDEN, PARKING AND A GARAGE, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, CLOSE TO LOCAL SHOPS, AMENITIES AND TRAIN STATION WITH THE CITY CENTRE AND UNIVERSITIES WITHIN EASY REACH.

Offered with no chain, ideal for either investment or private occupation, the deceptively spacious accommodation comprises an entrance hall, a fitted kitchen, a separate w/c and a large lounge with access to the rear garden. Upstairs, there are two evenly sized bedrooms and a bathroom w/c.

Externally, there is a fully enclosed lawned rear garden providing a good degree of security and enjoying a sunny afternoon aspect, a small garden frontage and a parking space in front of a single garage in a detached block of three garages.

Internal viewing strongly recommended to appreciate the full potential and features not often associated to properties in this area.

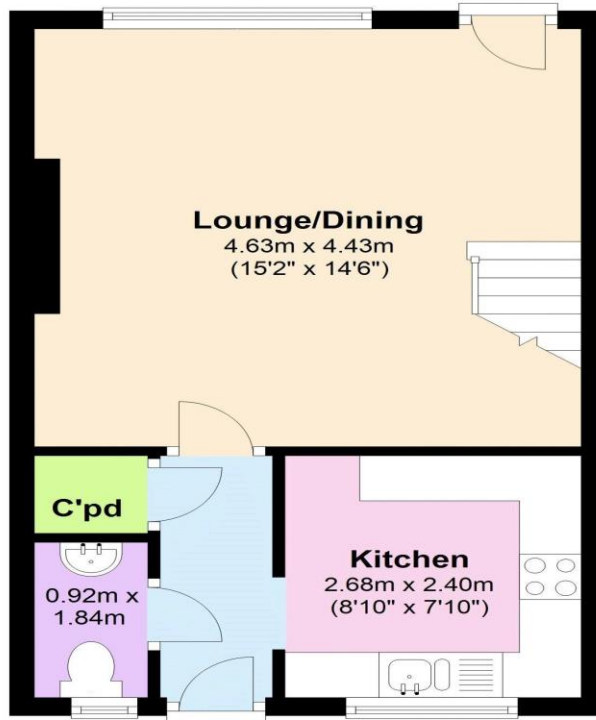




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

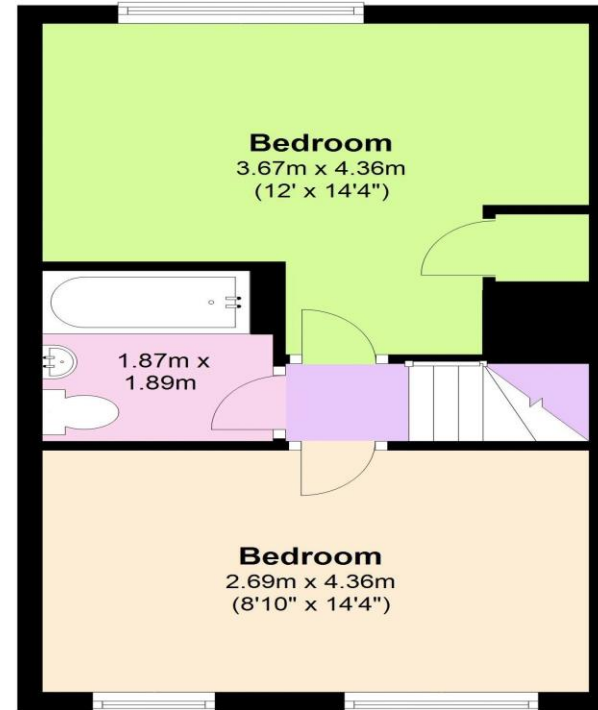
Ground Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 65.5 sq. metres (704.8 sq. feet)

Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

Tenure Freehold **Council Tax Band** B

Possession Vacant possession on completion

Viewings - All viewings are by appointment only. Please note that some viewing arrangements may require at least 24 hours notice.

Offer procedure -If you would like to make an offer on this property, please contact our office as soon as possible. We will require evidence of funding you to support your offer and it will help to inform the seller of your position. We strongly advise taking independent mortgage advice and we can recommend an independent mortgage broker along with other property professionals.

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

Management Clause - If a third party agent is involved with the letting of this property, there may be associated obligations and fees for a buyer. We advise your legal advisor checks any agreements or contracts prior to commitment.

The Renters' Rights Act - The Renters' Rights Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer -None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain. These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.